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0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

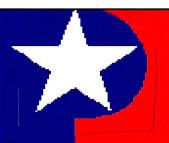
723,400 / 723,400

USE VALUE:

723,400 / 723,400

ASSESSED:

723,400 / 723,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COTTAGE AVE, ARLINGTON

OWNERSHIP

Owner 1:	GERSHMAN STEPHEN E	Unit #:	
Owner 2:	HOLZMAN EMILY		
Owner 3:			

Street 1: 12 COTTAGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	KELLY RICHARD/ETAL -
Owner 2:	KELLY LAURA R -
Street 1:	12 COTTAGE AVENUE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							15290
							GIS Ref
							GIS Ref
							Insp Date
							07/21/17

Total Card / Total Parcel

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723

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good	NC-SFL ADD IN PROG RECHECK 2001.													
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1880	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G6	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD	GD - Good	18.	%	Phys Cond:		Functional:		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Economic:		Special:		Interior:	1	6	2								
Sec Int Wall: %				Override:				Additions:											
Partition: T - Typical				Total:	18.6	%		Kitchen:	2003										
Prim Floors: 3 - Hardwood								Baths:	2005										
Sec Floors: %								Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical								Totals:	1	6	2								
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100				% AC:															
Solar HW: NO				Central Vac: NO															
% Com Wall				% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0004-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	15X8		A	AV	2008		0.00	T	8.8	101						
More: N	Total Yard Items:					Total Special Features:								Total:					

RESIDENTIAL GRID

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	808	50.110	40,492						
FFL	First Floor	808	167.050	134,973						
WDK	Deck	338	8.870	2,997						
TQS	3/4 Story	324	167.050	54,123						
SFL	Second Floor	240	167.050	40,091						
OPF	Open Porch	90	34.480	3,103						
CNP	Canopy	21	59.390	1,247						
Net Sketched Area: 2,629				Total:	277,026					
Size Ad	1372	Gross Are	2737	FinArea	1372					

IMAGE

AssessPro Patriot Properties, Inc